

RESIDENT BENEFITS PACKAGE

A resident benefits package is Included with ALL lease agreements and includes numerous perks for CMC Tenants at a cost of \$39.00 per month.

Renter To Homeowner Program

Up to \$5,000 value

When you plan on purchasing a home, let CMC represent you and we will credit the dollar amount equal to your refundable deposit, up to \$5,000 and apply it towards your closing costs. Your refundable deposits will not be impacted or reduced as a result of using this incentive. Contact us at any time during your lease term to learn more about this incentive.

Tenant Liability Insurance

Finding good renters insurance can be difficult, expensive and exhausting. CMC makes this process simple by providing the required renters insurance with no credit checks, deposits, or delays. Tenants will be automatically enrolled into the Master Tenants Policy that is included in the Resident Benefit Package. Enrollment in this policy removes the Tenants obligation to provide a certification of insurance for accidental damages arising from fire, smoke, explosion, and sudden accidental water discharge caused up to \$100,000. Conditions, deductibles, and exclusions apply so please review the policy and renters insurance addendum for details.

On-Line Rent Payments

Residents have access to the secure, easy, online portal to view electronic statements, pay online, and schedule automatic ACH payments. In addition to online payments, Residents may have the benefit of using services like RentMoney at thousands of participating locations. All online Portal activation fees are waived as part of the Resident Benefits Package.

Real Estate Buying/Selling Lead Referral

Up to \$500 Value

We want to help our Residents put money in their pocket. We have Real Estate Experts that want to help you or anyone you know looking to purchase and/or sell property. If CMC closes a deal from your referral contact, we will give you \$500.

Credit Reporting

Improve your credit health when you pay your rent on time! We will automatically report your monthly rent payments to our preferred credit agency to help build your credit.

Utility Concierge

Please insert the Citizen Home Solutions page.

Frequently Asked Questions: Can I opt-out of this Residents Benefits Package? Yes – But only the Tenant Liability Insurance Portion. CMC is providing the Resident Benefits Package to all tenants. The included insurance coverage is under

CMC as a Master Policy and applied to each home under management. Tenants receive the benefits of the coverage without applications, credit checks, or billing. What if I have my own Renters Insurance coverage? The Resident Benefits Package will apply to all units and tenants under the CMC Master Policy. Tenants may opt-out of the insurance portion of this program by showing proof of Renters Insurance with coverage of at least \$100,000, and naming CMC as additionally insured for a cost difference savings \$9 per month.